

ZB# 74-8

**Westchester Concrete
Corporation**

(no SBL given)

Public Hearing
~~April~~ April 22, 1974
8:30 p.m.

All ~~the~~ fees paid

Notice published
April 12, 1974.

CCPD notified

fee sent to V.T.

9/23/74

filed serial
T.C.

6-7-74

1:00 p.m.

[Signature]

74-8 Westchester Concrete
Corp.

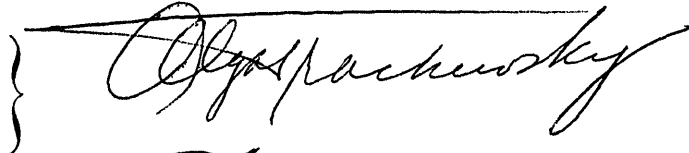
PUBLIC NOTICE OF
HEARING BEFORE THE
ZONING BOARD OF APPEALS
PLEASE TAKE NOTICE that the
Zoning Board of Appeals of the
Town of New Windsor, New York
will hold a public hearing pursuant
to Section 48-33-A of the Zoning
Ordinance on the following proposi-
tion:
Appeal No. 9, Request of West-
chester Concrete Corp. for a
Variance of the regulations of the
Zoning Ordinance to permit rear
yard and side yard variance being
a Variance of Article IV, Section
48-14C, for property owned by him
situated as follows, located on the
west side of Russett Road, Town
of New Windsor, bounded by
Tose Trucking on the north side &
Monarch Metal on the south side.
SAID HEARING will take place
on the 22nd day of April, 1974,
at the New Windsor Town Hall,
555 Union Avenue, New Windsor,
N.Y., beginning at 8:30 o'clock P.M.
FRED WYGANT
Chairman
April 12

State of New York
County of Orange, ss:

Olga Trachewsky
she , being duly sworn deposes and
says that he is Principal Clerk
of Newburgh-
Beacon News Co., Inc., Publisher of The Evening News,
a daily newspaper published and of general circulation in
the Counties of Orange and Dutchess, and that the notice
of which the annexed is a true copy was published
One Time

.....
in said newspaper, commencing on the 12th
April
A.D., 19 74 , and ending on
the 12th day of April
A.D., 19 74

Subscribed and sworn to before me this
15th April 74
..... day of 19.....





Notary Public of the State of New York, County of Orange.
MY COMMISSION EXPIRES MARCH 30, 19 75

7 Franklin Avenue
New Windsor, N. Y.
May 8, 1974

Howard Collett, Building Inspector
Town of New Windsor
555 Union Avenue
New Windsor, N.Y. 12550

RE: Decisions: Applications for Variances
Infante/ Cimorelli
Westchester Concrete ✓
Benjamin Harris

Dear Mr. Collett:

Please be advised that the above applications for variances were all approved by the members of the ZBA on May 6, 1974.

Kindly refer to the minutes of the May 6th meeting for the details of each application which was granted.

Thank you.

Yours truly,

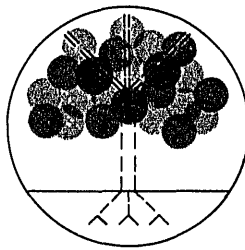
Fred Wygant, Chairman
By: Patricia Delio, Secretary

/pd

cc: Joseph LoScalzo, Chairman
New Windsor Planning Board

Department of Planning

Peter Garrison, AIP, Commissioner
Edwin J. Garling, AIP, Deputy Commissioner



The County Building
Goshen, New York 10924
(914) 294-5151

County of Orange

Louis V. Mills, County Executive

May 7, 1974

Mr. Fred Wygant, Chairman
Zoning Board of Appeals
Forge Hill Road, RD #4
Newburgh, N.Y. 12550

Re: NWT-74-6-M -Variance
Westchester Concrete Inc.

Dear Mr. Wygant:

This office has reviewed the application of Westchester Concrete Inc. for a variance, according to Section 239 L and M, Article 12-B of The General Municipal Law of the State of New York.

County approval is hereby granted.

The applicant proposes to construct a garage and requests relief from yard requirements of The Town Zoning Ordinance. The proposal is minor in nature, has no impact beyond the Town and is essentially a matter for local determination.

Very truly yours,

Peter Garrison
Commissioner of Planning

hc
enc.

Reviewed by: John N. Evans, Jr.,
Senior Planner

APPLICATION FOR VARIANCE

Application No. 74-9

Date: April 16, 1974

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

~~xxx(We)~~ Westchester Concrete, Inc.

of Windsor Highway

(Street & Number)

New Windsor

New York 12550

HEREBY MAKE

(State)

APPLICATION FOR A VARIANCE:

A. Location of the Property

(Street & Number)

(Zone)

B. Provision of the Zoning Ordinance Applicable: (Indicate the article, section, sub-section and paragraph of the Zoning Ordinance applicable, by number. Do not quote the ordinance.) Article IV - Sec. 48-14C

C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:

1. Conditions and circumstances are unique to the applicant's land, structure or building and do not apply to the neighboring lands, structures or buildings in the same zone because: The necessary traffic pattern of our trucks in to the plant require
that they pass between the plant and the proposed garage. To move the garage more than 20 feet
in from the rear lot line would disrupt this pattern.
2. Strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because: The structure would have to be placed in a position
on the property that would make our concrete plant inoperable. The project would have to be
abandoned creating a hardship as to economy and efficiency.
3. The unique conditions and circumstances are not the result of actions taken of the applicant subsequent to the adoption of the Ordinance because:
We have always intended to erect a repair facility on the property to conform with our operations
in other areas.

4. Relief, if approved, will not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance because: The building will conform to neighboring structures and will decrease movement of our trucks on Route 32 by having our repair facility on the plant site rather than in the City of Newburgh.

5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: _____

A repair garage is a necessary part of our operation and is consistent with neighboring operations that have similar facilities.

D. Describe in detail how the property is to be used and submit plans or sketches in duplicate.

We are currently operating a concrete batching plant on the property and wish to erect a repair shop for our trucks on the site. We would then close down our present shop located in the City of Newburgh.

E. Application to be accompanied by two checks, one payable to the Town of New Windsor in the amount decided by the Board and the second check payable to the Secretary for taking the public hearing minutes. Applications to be returned to: Secretary of ZBA.

F. NOTICE OF HEARING: Applicant agrees to send notice of any public hearing via registered or certified mail to all abutting land owners as required by Sec. 9.4.1. of the Ordinance.

G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified. Also, have your attorney check Sec. 239 I&M of the Gen. Municipal Law to see if it applies. If so, notify the Orange County Planning Board by sending them an application.

Dated: April 16, 1974

Francis W. Valent
Signature of Applicant: V.P.

STATE OF NEW YORK) SS.:
COUNTY OF ORANGE)

Sworn to on this 16th day of April, 19 74.

Windsor Highway
Address

(914) 562-3240

Telephone Number

Irene Fasulo

(Notary Public)

IRENE FASULO

Notary Public, State of New York

No. 60-1171225

Qualified in Westchester County

Term Expires March 30, 19 75

(DO NOT WRITE IN THIS SPACE)

Application No. _____

Date of Hearing _____

Date of Decision _____

DECISION:

Date Received _____

Notice Published _____

*granted
may 6/74*

PUBLIC NOTICE OF HEARING BEFORE
THE ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the
Town of New Windsor, New York will hold a public hearing pursuant
to Section 48-33 A of the Zoning Ordinance on the following proposition:

Appeal No. 9

Request of WESTCHESTER CONCRETE CORP. for a

Variance ~~Conditional Use Permit~~ of the regulations of
the Zoning Ordinance, to permit rear yard and side
(describe proposal)
yard variance

being a Variance ~~Conditional Use Permit~~ of Article IV,

Section 48-14 C, for property ~~owned by him~~ situated

as follows: located on the west side of Ruscitti Road,

bounded by Yose Trucking and Monarch Metal Corp.

SAID HEARING will take place on the 22nd day of April, 1974,

at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y.

beginning at 8:30 o'clock P. M.

FRED WYGANT

Chairman



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
April 9, 1974⁽⁹¹⁴⁾ 565-8808

Westchester Concrete Inc.
188 Tarrytown Road
Elmsford, New York

Dear Mr. Valentino:

According to my records, the attached list of property owners are within the five hundred (500) feet of the property in question;

The charge for this service is \$15.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

Ellsworth E. Weyant
ELLSWORTH E. WEYANT
Sole Assessor
Town of New Windsor

EEW/pk
att.



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman

Ellsworth E. Weyant

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

Ruscitti, Joseph & Sylvia
22 Clintonwood Drive
New Windsor, New York 12550

Olympia, Peter M.
16 Russell Road
Newburgh, New York 12550

Adams, Harold J.
Highland Avenue
Maybrook, New York

Schimmel & Co., Inc.
C/O Norda Inc.
475 Tenth Avenue
New York, New York 10018

Electrical Control Services, Inc.
67 Windsor Highway
New Windsor, New York 12550

Argenio, Genero & Albert
Peluse, Helen
57 Windsor Highway
New Windsor, New York 12550

Calvet, Harold R.
Roselawn Road
Highland Mills, New York 10930

Provan Leasing Corp.
210 Mill Street
Newburgh, New York 12550

Hudson Valley Asphalt Corp.
129 Main Street
Tarrytown, New York

Town of New Windsor
555 Union Avenue
New Windsor, New York 12550



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

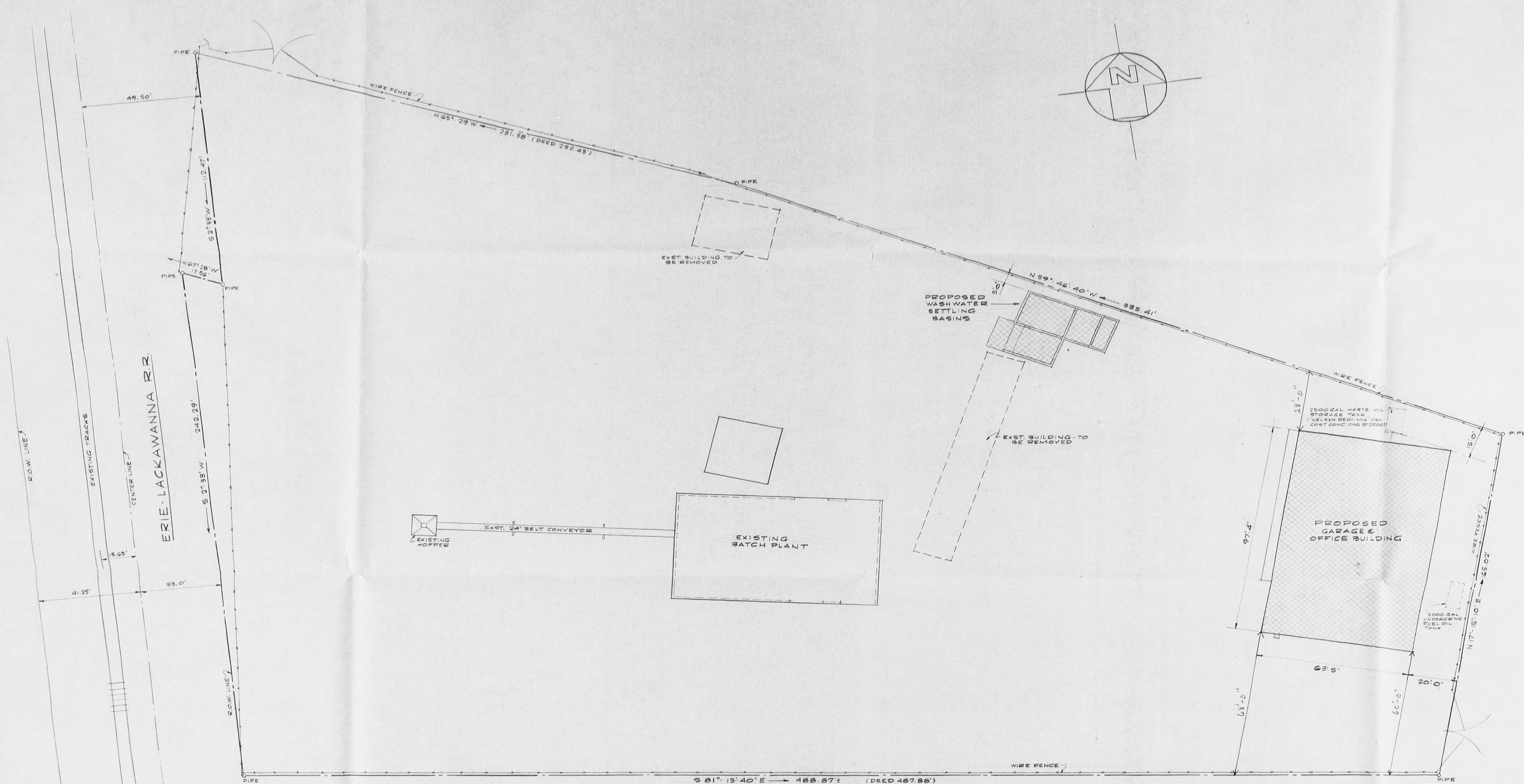
TOSE, Inc.
64W. 4th Street
Bridgeport, Pennsylvania

Dellop Realty Co.
C/O Monarch Metal Co.
MD23 McArthur Avenue
New Windsor, New York 12550

Respectfully submitted,

Ellsworth E. Weyant
ELLSWORTH E. WEYANT
Sole Assessor
Town of New Windsor

EEW/pk



SITE PLAN
SCALE: 1" = 20'-0"

SITE PLAN			
GARAGE & OFFICE BUILDING for WESTCHESTER CONCRETE CORP. TOWN OF NEW WINDSOR RT. 32, NEWBURGH, NEW YORK			
RICHARD T. SHERMAN CONSULTING ENGINEER NEWBURGH, N.Y. 12446			
DATE: MAR 1974	JOB NO: 08-74	SCALE: 1" = 20'	DRAWN BY: RTS.
			DWG. NO. 1. OF